Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	8/51 Somerset Street, Richmond Vic 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $530,000 & $560,000

Median sale price

Median price $680,000 Property Type Unit Suburb Richmond

Period - From 01/01/2021 to 31/12/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	9/9-11 Adam St BURNLEY 3121	$583,500	08/12/2021
2	8/136 Yarra St ABBOTSFORD 3067	$570,000	08/12/2021
3	9/28 Davison St RICHMOND 3121	$501,688	01/02/2022

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 10/02/2022 12:54

8/51 Somerset Street, Richmond Vic 3121



2 -

Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$530,000 - $560,000
Median Unit Price
Year ending December 2021: $680,000

Comparable Properties



9/9-11 Adam St BURNLEY 3121 (REI)

2 1 1

Price: $583,500
Method: Sold Before Auction
Date: 08/12/2021
Property Type: Apartment

Agent Comments



8/136 Yarra St ABBOTSFORD 3067 (REI/VG)

2 1 -

Price: $570,000
Method: Private Sale
Date: 08/12/2021
Property Type: Apartment
Land Size: 1 sqm approx

Agent Comments



9/28 Davison St RICHMOND 3121 (REI)

2 1 1

Price: $501,688
Method: Sold Before Auction
Date: 01/02/2022
Property Type: Unit

Agent Comments

Account - Biggin & Scott | P: 03 9429 9177

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